

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 17, 1968

Appeal No. 9469 Robert E. Reich et ux, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 24, 1968.

EFFECTIVE DATE OF ORDER - July 30, 1968

ORDERED:

That the appeal for permission to change nonconforming use from general contracting offices and woodworking cabinet shop on first and second floors to general contracting offices and woodworking cabinet shop on part of first floor; arts and crafts exhibition and sales gallery and sculptor's studio on rest of first floor; commercial photographer's studio and office, and individual artist's studio on second floor at No. 11 - 7th Street, NE., lot 808, square 897, be conditionally granted.

FINDINGS OF FACT:

- [1] The subject property is located in an R-4 District.
- [2] The property is improved with a two story brick building formerly used by the Standard Tire and Battery Co. The building is approximately 114 feet deep and occupies the entire lot. There is an alley to the side and rear of the property.
- [3] Certificate of Occupancy No. B-62842 was issued for the first and second floors of this building to be used for general contracting offices and woodworking cabinet shop. This certificate was issued September 28, 1967.
- [4] It is proposed to continue this use on the first floor of the building.

[5] The proposed occupancy includes: (a) First floor front -- arts and crafts exhibit gallery with one occupant; (b) First floor rear -- contracting business with woodworking having no regular occupant; (c) Second floor front -- commercial photographer studio with five employees; (d) Second floor rear -- individual artists studios for four tenants.

[6] All of the tenants of the artists studios will be persons who reside in the Capitol Hill area.

[7] The record contains one letter in opposition to this appeal. No opposition to the granting of this appeal was registered at the public hearing. There are seventeen letters on the file supporting this appeal. The Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society support the granting of this appeal.

OPINION:

We are of the opinion that these proposed uses will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Map.

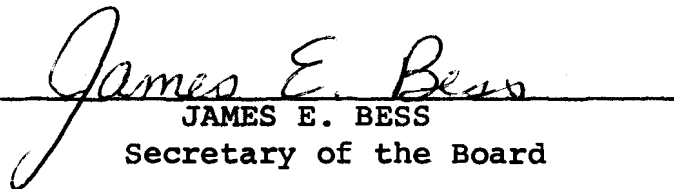
This Order shall be subject to the following condition:

No neon or gas tube displays shall be located on the outside of the building nor shall any such displays if located on the inside of the building be visible from the outside.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.